



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW **DATE:** July 24, 2003

ADDITION OF QUALIFYING EAST DOWNTOWN FRAME HISTORIC PROPERTIES TO THE HISTORIC RESOURCES INVENTORY, GEOGRAPHIC AREA ONE

BACKGROUND

Historic Resources Inventory

In 1986 the San Jose City Council approved a resolution authorizing the Historic Landmarks Commission to maintain the Historic Resources Inventory. The City Council recognized the Inventory as a resource for conducting environmental review and as a land use and development planning tool. The resolution authorizes the Commission and its staff to maintain the Inventory by adding and deleting listings as appropriate. A copy of the resolution is attached.

East Downtown Frame Survey

In 1998 the City Council directed Planning staff to conduct historic resource surveys in the downtown to ensure the careful consideration of historic resources in land use and development planning. The Downtown Core Survey was begun in 1998 and completed in 2000. In the 1998 University Neighborhoods Revitalization Plan, the neighborhood identified an historic resource survey as a priority for their revitalization efforts. The East Downtown Frame Area Survey (EDFS) was initiated in 2001 and completed in 2002.

Architectural Resources Group, a qualified consultant, was selected to conduct the survey of the East Downtown Frame Area bounded by the east side of South Fourth Street, the south side of East Santa Clara Street, the west side of South Eleventh Street and the north side of Interstate 280 (please see the attached EDFS map). The survey did not include San Jose State University.

Phases I and II of the EDFS were unified into one document and include a historic context for the area as well as the completion of 380 State of California Department of Parks and Recreation Evaluation forms (DPR) and San Jose Historic Evaluation forms. At the January 8, 2003 meeting, the Historic Landmarks Commission reviewed the EDFS Report and recommended that the City Council accept the East Downtown Frame Historic Resources Survey. The City Council accepted the EDFS on June 24, 2003.

Complete copies of the report will be distributed shortly to the California Room at the San Jose Public Library, History San Jose and the San Jose Redevelopment Agency. A complete copy of

the survey has been sent to the California Office of Historic Preservation in fulfillment of the Certified Local Government grant obligations.

It is proposed that over the next one to two years, the Historic Landmarks Commission will work with property owners and the neighborhood associations to add qualifying properties to the Historic Resources Inventory and to initiate the designation process for properties that qualify as City Landmarks and as a historic district.

ANALYSIS

Process for Adding Qualified Historic Properties to the Historic Resources Inventory

In Phase I of the survey the consultant reviewed approximately 780 properties at the reconnaissance level and found approximately 380 worthy of additional research at the intensive survey level. Of the 380 properties surveyed at the intensive level in Phase II, 165 were already listed in the Historic Resources Inventory and required an updated DPR. The remaining 215 properties qualified for the Historic Resources Inventory, but have not yet been included. In addition, of the 380 properties surveyed, 34 appear to be individually eligible as Candidate City Landmarks and 65 appear to be contributors to a potential historic district. The first work item for the Historic Landmarks Commission, as a result of the Survey, will be evaluating the addition of these 215 properties to the Historic Resources Inventory. The work to designate properties that qualify as individual City Landmarks and as properties within a historic district will follow.

In order to effectively notice property owners and the neighborhood associations of the addition of these properties to the Inventory, Planning Staff is proposing to add the properties in geographic areas. The first geographic area is located westerly of the Survey Area south of the San Jose State University campus and the last geographic section is located easterly of the Survey Area north of the San Jose State University campus (please see the attached map of Geographic Area No. 1).

Qualified Properties

Using the criteria of the City of San Jose Historic Preservation Ordinance, the San Jose Historic Landmarks Commission established a quantitative process, based on the work of Harold Kalman (1980), by which historical resources are evaluated for significance. The *Historic Evaluation Criteria* and the related *Historic Evaluation Rating Sheets* are utilized in determining the following categories of significance:

67 - 134 points	Candidate City Landmark (CCL)
33 - 66	Structure of Merit (SM)
33 - 66	Contributing Structure to a historic district (CS)

Architectural Resources Group completed the Department of Parks and Recreation Evaluation Forms (DPR) for the properties in the Survey Area in order to determine eligibility for inclusion in the Historic Resources Inventory as well as other categories. To qualify for the Historic Resources Inventory, properties must score at least 33 points through the evaluation rating

system. The significance of each resource and the category for which it qualifies is summarized in section B10. Significance of the DPR.

Two of the following 22 qualifying properties identified in Geographic Area No. 1 qualify as Candidate City Landmarks and as Contributing Structures to a potential historic district, nine qualify as Structures of Merit and Contributing Structures to a potential historic district, and eleven qualify as Structures of Merit alone. Two of the structures identified in this Geographic Area, and noticed for this meeting, (168 E. San Salvador Street and 650 S. 5th St.) have been removed from the list of qualifying properties due to incorrect information in the Survey. The action for consideration at the August 6, 2003 meeting is inclusion in the Historic Resources Inventory only.

Effects of listing in the Historic Resources Inventory

Properties listed in the Inventory have use of the State Historical Building Code (SHBC). The intent of the SHBC is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation of structures designated as historic buildings. SHBC regulations are intended to facilitate rehabilitation or accommodate change of occupancy so as to preserve a historic structure's fabric. While the code provides for a cost-effective approach to preservation, it also provides for occupant safety, encourages energy conservation and facilitates access for people with disabilities.

Single family homes listed in the Inventory are required to obtain a Single Family House Permit when proposing plans to alter the exterior of the home and when planning new additions.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission add the following qualifying East Downtown Frame Survey historic properties to the City of San Jose Historic Resources Inventory:

163 Carrie Street	(Elizabeth & Matthew Hall, Owner)	CCL/CS
167 Carrie Street	(Daniel Ross, Owner)	SM/CS
162 E. San Salvador Street	(George & Molly Green, Owner)	SM
248 E. San Salvador Street	(Sanjay & Savitaben Patel, Owner)	SM/CS
169 E. William Street	(Michael Doyle, Owner)	SM
170 E. William Street	(Magelky-Cabezut Trust, Owner)	SM
177 E. William Street	(Matilda & Charles Wise, Owner)	SM
180 E. William Street	(David Gutierrez, Owner)	SM
225 E. William Street	(Dennis Spielbauer, Owner)	SM/CS
233 E. William Street	(Jeanne Howard, Owner)	SM/CS
409 S. 5 th Street	(George & Molly Green, Owner)	SM
465 S. 5 th Street	(Travis Wyckoff, Owner)	SM
485 S. 5 th Street	(Eleanor & James Perazzo, Owner)	SM

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502 S. 5th Street	(Rozanne Camacho Trust, Owner)	SM/CS
503 S. 5th Street	(Marzouk, Owner)	SM
512 S. 5th Street	(Karen Reynolds, Owner)	SM/CS
553 S. 5th Street	(Michael Schmidt, Owner)	SM
565 S. 5th Street	(Sonya & Joel Wyrick, Owner)	SM
590 S. 5th Street	(David Gutierrez, Owner)	CCL/CS
419 S. 6th Street	(Stuart Fretz & Matthew Mirenda, Owner)	SM/CS
467 S. 6th Street	(Nadine Ross, Owner)	SM/CS
497 S. 6th Street	(Melissa & Timothy Brinton, Owner)	SM/CS

Courtney Damkroger
Historic Preservation Officer

Attachments: CC Resolution No. 58957
Geo Area 1 Map
DPR

C: Lisa Jensen, University Neighborhoods Coalition
Norman Finnance, South University Neighborhoods Association

PBCE002/Historic/Downtown East Frame Survey/HRI add/ HLC Memo 1